

# UNOFFICIAL COPY

TRUSTEE'S DEED

88597839

Form 1591

Joint Tenancy

The above space for recorder use only

THIS INDENTURE, made this 22nd day of December, 1988, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the 28th day of September, 1988, and known as Trust Number 59815-71 party of the first part, and Zhengang Guo and Shioh Kiang as Joint Tenants

parties of the second part. COOK COUNTY RECORDER

WITNESSETH, that said party of the first part, in consideration of the sum of TEN AND NO/100S (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, not in tenancy in common, but in joint tenancy, the following described real estate, situated in Cook County, Illinois, to-wit:

Please see attached legal description.

Common Property Address: 343A West 23rd Street

P.I.N. 17-28-212-086-1001

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together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part, to have, not in tenancy in common, but in joint tenancy.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO  
as Trustee, as aforesaid, and not personally.



By \_\_\_\_\_ VICE PRESIDENT  
Attest \_\_\_\_\_ ASSISTANT SECRETARY

STATE OF ILLINOIS } 55  
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said National Banking Association for the use and purposes therein set forth, and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said National Banking Association caused the corporate seal of said National Banking Association to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said National Banking Association for the use and purposes therein set forth.

This instrument prepared by:  
American National Bank and Trust Company  
33 NORTH LA SALLE STREET  
CHICAGO 60600

Given under my hand and Notary Seal.

DEC 22 1988

Notary Public

DELIVERY INSTRUCTIONS  
NAME: Randall C. Romei  
STREET: Ashcraft & Ashcraft, btd. 200 East Randolph Drive  
CITY: Chicago, Illinois 60601  
L Zhengang Guo 1413 Wesley Ct  
343 West 23rd St Chicago IL 60616 OR Westmont IL 60559

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

343 A West 23rd Street

Chicago, IL 60616

RECORDER'S OFFICE BOX NUMBER

00558  
REAL ESTATE TRANSACTION TAX  
REVENUE  
JAN 27 1989  
48.50  
Cook County

ORIGINAL AS3) REC-7

Property of Cook County Clerk's Office

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STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

DEC 28 '86 DEPT. OF REVENUE

4350

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION FOR DEED

Unit 343A in Oriental Terraces Condominium No. 343 as delineated on a survey of the following described real estate: Lot 22 in Allen C.L. Lee's subdivision being a resubdivision in the West 1/2 of the Northeast 1/4 of Section 28, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois; which survey is attached as Exhibit "B" to the Declaration of Condominium recorded the 31st day July, 1986, as Document No. 86-326949 together with its undivided percentage interest in the common elements.

1. Party of the first part also hereby grants to parties of the second part, their successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration, and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

2. This Deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

3. Subject to Declaration of party with rights, covenants, restrictions and easements by grantor dated the 10th day of April, A.D., 1985, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 27506504, and as amended by amendment recorded October 23, 1985 as Document No 85-250027 which is incorporated herein by reference thereto. Grantor grants to the grantees, their heirs and assigns, as easements appurtenant to the premises hereby conveyed the easements created by said Declaration for the benefit of the owners of the parcels of realty herein described. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said Declaration, the easements thereby created for the benefit of said remaining parcels described in said Declaration and this conveyance is subject to the said easements in the conveyances and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and agreements in said document set forth as covenants running with the land.

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